

ORDINANCE NO. 11-899

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE
CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 *Code of Alabama*, **BE IT ORDAINED** by the City Council for the City of Huntsville, Alabama, that the Zoning Ordinance of the City of Huntsville, Alabama, as adopted on the 21st day of March 1963, as amended, is hereby further amended as follows:

Section 1. Amend ARTICLE 3 - DEFINITIONS, Section 3.1 - Interpretation, to amend the definition of Area, Building to read as follows:

Area, Building - Total building area is the area of the lot covered by all buildings, principal and accessory, but not including the ordinary projections of window sills, belt courses, cornices, eaves, chimneys and other architectural features provided that such features shall not project more than two feet from the building.

Section 2. Amend ARTICLE 24 - HIGHWAY BUSINESS C-4 DISTRICT REGULATIONS, Section 24.1 - Uses Permitted, subsection 24.1.1; ARTICLE 40 - LIGHT INDUSTRY DISTRICT REGULATIONS, Section 40.1 - Uses Permitted; ARTICLE 44 - COMMERCIAL INDUSTRIAL PARK DISTRICT REGULATIONS, Section 44.1 - Uses Permitted; and ARTICLE 64 - AIRPORT COMMERCIAL DISTRICT REGULATIONS, Section 64.1 - Uses Permitted; by adding the following under Uses Permitted:

Gymnasiums, fitness and exercise centers, health clubs and spas.

Section 3. Amend ARTICLE 73 - SUPPLEMENTARY REGULATIONS, Section 73.6 - Dual Occupancy or Uses, to read as follows:

73.6 Dual Occupancy or Uses

No building or structure may be used for residential purposes when said building or structure's primary purpose is used for office or other non-residential uses, except in a Neighborhood Business C-1 District when in compliance with Section 20.1.1 (Residential dwelling units); an Office District; a Planned Development-Housing District; a Central Business C-B District; or in a General Business C-3 District.

and amending Section 73.8 - Location of Accessory Structures on Residential Lots, subsection 73.8.1 to read as follows:

73.8.1 No accessory structure shall be erected in any front yard or any required side yard except underground fallout shelters provided for under Section 73.2 hereof.

Accessory structures shall not exceed two (2) stories in height and shall not cover more than thirty percent (30%) of any required rear yard and shall be at least five (5) feet from all lot lines and ten (10) feet from any other structure on the same lot.

Section 4. This ordinance shall take effect from and after the date of its publication.

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ADOPTED this the _____ day of _____, 2012.

President of the City Council of
the City of Huntsville, Alabama

APPROVED this the _____ day of _____, 2012.

Mayor of the City of Huntsville,
Alabama